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CHICAGO'S PUBLIC HOUSING today Quarterly Report

No. 2 Chicago Housing Authority June 1, 1956

S. Freedman (left), Deputy Executive Director HA, and Marshall Rosenthal, his "boss" on r Officials' Day.

election of Marshall Rosenthal, 16, Acting Executive Director of the ago Housing Authority as part of city's Junior Officials' Day celebra- on May 8 was a twist on the ne town boy makes good" theme. HA takes particular pride in Mar- 's appointment as its chief exec- e for the day because Marshall a CHA baby. He was born at Addams Houses, Chicago's first ic housing development, in 1940. parents and his older brother ed into the project in 1938 and e the first tenants in the building 212 West Roosevelt Road.

e family now lives at 4735 North ral Park Avenue, and Marshall is nior at Roosevelt High School. He easurer of the Student Council and active member of the school's kers' Bureau. He was chosen for Junior City Official post by the 0 boys who make up the member- of the Chicago A.Z.A. Council of B'nai B'rith Youth Organization, h he serves as president.

ter his graduation from Roosevelt, hall plans to attend Wright Junior ge where he hopes to develop public speaking talents with a to entering the radio and tele- n field.

CITY COUNCIL APPROVES LOCATIONS OF 3,250 NEW PUBLIC HOUSING DWELLINGS

With six new building locations approved by the City Council on May 9, the Chicago Housing Authority is now working toward completion of proposals for redevelopment of the sites with 3,250 new units of public housing. Under terms of the Housing Act of 1955, federal assistance in getting these new dwellings under way will be available only until July 31, 1956. This means that before that date, the Authority will have to enter into contracts with the Public Housing Adminstration for building these units.

Pre-requisite to signing the contracts, however, is the approval by PHA of complete development programs for the 3,250 units. Obviously, much of the planning work remains to be accomplished in the short time remaining before the deadline, since details could not be worked out until locations had been determined. The current race against time is another argument in favor of the recommendation made by the Authority's Executive Director, Lieutenant General W. B. Kean, to the Rains Committee last November that more time be allowed between enactment of future housing legislation and the deadline for contract completion.

The six new sites approved are all located on Chicago's South Side and include some 83 acres of scattered vacant land and parcels containing substandard buildings. Determinations have not yet been made by CHA as to what portions of the approved areas will be needed for the new housing developments, but the project boundaries will be within the limits set forth below:

43rd, State and 47th Streets and the New York Central tracks.

47th, State and 51st Streets and the New York Central tracks.

63rd Street, South Park and Calumet Avenues and a line 200 feet south of 63rd.

38th Street, Cottage Grove and Langley Avenues and Pershing Road.

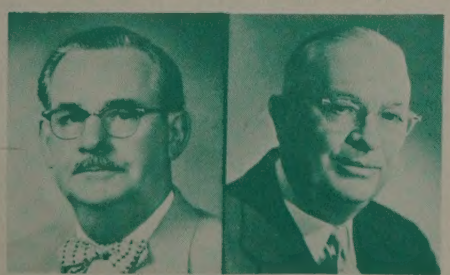
44th and 45th Streets, Cottage Grove and Evans Avenue.

Pershing Road, State and Root Streets and the New York Central tracks.

Assuming that the Authority will be able to meet the deadline set by Congress, a period of at least two years will elapse before building activity can commence on the sites. Title searches, surveys, and appraisals will have to be completed even before negotiations with property owners can begin for purchase of the land. In addition, the Authority will face the problem of finding new homes for more than 2,000 families now living on the sites.

CHA COMMISSIONERS ELECT NEW OFFICERS

Joseph P. Sullivan was elected chairman of the Chicago Housing Authority at the annual meeting of the Board of Commissioners on March 12, 1956. Sullivan has served CHA as commissioner since 1953 and as vice chairman since 1954. He succeeds John R. Fugard who remains as a member of the board but who relinquished



Joseph P. Sullivan
Chairman

John R. Fugard
Former Chairman

the chairmanship to devote more time to study problems of housing aged persons.

To fill the post left vacant by Sullivan, the commissioners elected John L. Yancey to the vice chairmanship. Martin J. Dwyer

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HIGHER INCOME LIMITS APPROVED FOR CHA TENANTS

Commissioners of the Chicago Housing Authority approved new income limits for tenants in CHA housing developments at their May 14 meeting which will permit additional income up to approximately $500.00.

With the raise in income limits, the Authority can permit tenants to remain in their public housing apartments in an eligible status for a longer period than has been the case. The increase in allowable limits does not mean a general rent increase. There will be no increases in rent charges unless the regular income review indicates that total family income has increased.

During the past several months, 70 CHA tenant families have been becoming ineligible every month for continued occupancy of their public housing apartments because of increased income. This contrasts with the previous rate of 40 families per month. Since increases in the costs of living have continued in the Chicago area, the Authority feels that many of these families are still in the "low income" category. .

New Limits

After the increase in income limits voted by CHA have been approved by the Public Housing Administration, applicants for housing in projects built with federal aid will be eligible for admission if their annual incomes do not exceed $3,400 for two persons; $3,600 for three or four persons; and $3,800 for five or more persons, with an extra $100 of income for each minor child. This compares with $3,100, $3,300, and $3,500 in the past. They may remain in their public housing apartment in an eligible status until their incomes reach $4,250, $4,500 and $4,750 in each size-group.

In projects financed with city and state funds, the Authority has always had more liberal income allowances, since these developments were built for the express purpose of facilitating relocation of families from slum clearance areas. A two-person family is now eligible for admission to these projects if annual income does not exceed $4,000. A three or four person family may have $4,250 and five or more persons may have $4,500. Previously, families with children were eligible with maximum incomes of $4,000, but adult families of two persons were limited to $3,100 and three or four persons to $3,300. Maximum income limits on continued occupancy now range from $4,500 for a two-person family to $4,750 for a three or four person family, and to $5,000 for five or more persons.

Wage Earners Benefit

In increasing the income limits, the CHA is not departing from its policy of serving only low-income families. It is, on the contrary, making more public housing available to families of wage earners in the lower income brackets whose wages are now just slightly over the maximums allowed for public housing. The Authority has no intention of competing with available decent standard housing on the private market.

Most of the families living in public housing have several children, and these are the families the new income limits will benefit most. For example, when the new limits become effective, a family with five children and an income of $375 a month (after exempting $100 from the annual income for each minor child) can rent a CHA apartment with four bedrooms for $82 a month. Private real estate owners cannot afford to provide similar living quarters at so low a figure. Should the family's income rise to $396 a month, their rent would be increased to $87, but they would still be eligible to remain in their CHA apartment. Beyond this amount, however, they would be declared ineligible and served notice to move. During the period allowed them to find other living quarters, rent for their CHA apartment would rise to approximately 22 per cent of income.

New CHA Officers

(Continued from page 1)

replaced Yancey as treasurer, and Charles R. Swibel was chosen for the newly created post of assistant treasurer.

John L. Yancey
Vice Chairman

Martin J. Dwyer
Treasurer

Charles R. Swibel was appointed to the CHA board by Mayor Richard J. Daley in February and confirmed by the State Housing Board on March 2, 1956. He has been in the real estate business since 1945 and is now vice president and treasurer of Marks & Company.

Charles R. Swibel (left) being congratulated on appointment to CHA Board by General Kean.

CHA TO ASK BIDS FOR NEW SOUTH SIDE PROJECT

Invitations to bid on construction w for a 203-apartment building at 29th St and Prairie Avenue will be issued to c tractors by the Chicago Housing Autho within thirty days.

The new building will represent ano phase in the development of the Pra Avenue Courts development which exte from 26th Street to 30th Street and f Prairie Avenue to South Park Way. Alre completed on the site are 318 apartm in one 14-story, three seven-story, and e two-story buildings, financed with city state funds.

New Contract Specifications

Specifications on which bids will be t call for the construction of one 13-s building, containing 24 one-bedroom ap ments, 101 with two bedrooms and 78 three bedrooms. The "L"-shaped struc designed by Nicol and Nicol, will fea open galleries which will give each fa direct access to the out-of-doors and el nate the need for inside corridors. Exte will be pressed face brick. No column beams will be used in the construc Buildings will be supported by the us reinforced concrete bearing walls betw apartments.

The new building will be the thirty CHA housing development in Chicago the eleventh to be built under the term the Housing Act of 1949. Opening of will take place about thirty days after ance of invitations, and allowing time review and approval by CHA and PHA Authority hopes to break ground for new building some time in the early fa

$7,500,000 Development

Redevelopment of the entire Pr Avenue Courts site will represent an vestment of some $7,500,000 in city, and federal funds. The new building a to go into construction will involve a development cost of about $2,500,000 $5,000,000 investment is represented by twelve buildings completed and one st be built under the city and state reloc housing program. Eight additional a ments in a two-story building are sched for construction on the site next year city and state funds.

The completed and occupied buil at Prairie Avenue Courts were designe George Fred Keck and William Keck w plans for the project have been the su of editorial commendation in architec journals in the United States and ab The project was the first in Chicago to ture a combination of high-rise ele buildings with two-story rowhouse achieve an atmosphere of airiness and inate the monotony often found in scale housing developments where all l ings are uniform in height.

ENRY BOOTH HOUSE DEDICATES EW CHA COMMUNITY BUILDING

Iore than 5,000 Chicagoans had an opportty to inspect the new headquarters of ry Booth House, well-known Chicago tement house, on Sunday, June 3, when community building at Ickes Homes was nally dedicated. The one-story structure nodern design is located at 2328 South rborn Street.

fter a tour of the buildings, visitors end an outdoor program of square dances, d music and a maypole frolic, presented groups from Williams Park, Williams ol and Haines School. Tea was served he recreation hall and members of the th House board, CHA officials, and leaders spoke. CHA Chairman Joseph ullivan told the visitors that while the using Authority can make the important tribution of providing good houses for ple with low incomes, it must rely on nizations like Henry Booth House to vide guidance which will make those ses homes.

New Building

Irs. Edna Hansen, head resident of Henry th House, feels that the new headquarr is an "ideal physical plant." The approxtely 8,000 square feet of floor space is ded into a large recreation hall, several rooms, a completely equipped kitchen offices. The building, which is owned CHA, is leased to Booth House for $1 ar. This is in line with the Authority's cy of providing headquarters space for mmunity Fund-supported, non-profit orizations recommended by the Advisory hmittee of the Welfare Council of Metrotan Chicago. Both the CHA and the nizations profit through this type of peration. The organization can spend ney normally needed for rent and mainance on expanded services for the neighhood. The Authority, on the other hand, benefits from the improved community relations which result from having educational and recreational activities at hand.

The Authority is fortunate to have Henry Booth House in charge of community programs at Ickes and Dearborn Homes. The organization is one of the city's oldest and most respected settlement houses, with an enviable record for promoting fellowship and understanding among peoples of various nationalities and races.

Since 1898, Henry Booth House has worked on the West Side, in the Maxwell Street area. Its building at 701 West 14th Place is now in the path of new construction, and because of vast redevelopment plans for that section of the city, it is quite likely that the entire neighborhood will be non-residential in a very short while. Facing the loss of both its building and the people it has served, Booth House decided to move to an area where its services were needed by a larger group of people.

Service for Relocatees

It is characteristic of the spirit of Henry Booth House that it is not abruptly abandoning its West Side headquarters building. There are still people in the Maxwell Street neighborhood who need help through the difficult period of neighborhood transition. A skeleton staff is being kept on to assist families who must be relocated to other housing. When this job is completed, the old building will be disposed of, probably through sale.

Getting Acquainted

In October, 1954, when the first buildings at Ickes Homes were being readied for tenants, Mrs. Hansen and her staff were on hand at the project to get acquainted with the newcomers and to help them get settled in their new homes. They set up a "demonstration apartment" and gave suggestions on furniture placement, care and use of appliances, and proper cleaning methods. By the time the buildings were completely occupied, the tenants and Booth House workers were old friends.

About the same time, they opened an outpost at Dearborn Homes, 27th and State Street, and set up headquarters in one of the project's social rooms.

Group Activities

Mrs. Hansen and her seven full-time professional assistants and various volunteer helpers now have more than a thousand children and adults enrolled in their various clubs and groups. Eventually, they hope to set up a nursery school, but for the present activities are planned for children ranging from six years of age upwards.

There are classes in physical education, in sewing and workshop, in arts and crafts and in social service. There are regular social affairs and game sessions. Adults have formed clubs to improve community conditions, to raise funds for sending children to summer camp, to pool gardening information, and just to have a good time.

"Leaders in Training"

One of the most interesting activities is the "Leaders in Training" program for which Mrs. Hansen and her staff have earned many plaudits. Each spring, about sixty eighth-grade students are chosen with the help of their school principals to be trained in group work. They are chosen on the basis of ability and personality, and for three years they study with Booth House workers. They explore the problems of personal relationships and community organizations; they learn the techniques involved in working with groups; and in their last year, they assist in the work of the settlement house and are paid $1 a hour for their time. Mrs. Hansen points with pride to the long list of "alumni" who have become public school teachers, recreation counsellors, and social service workers.

Sponsorship

Henry Booth House has since its inception been sponsored by the Chicago Ethical Society. Funds are supplemented by the Community Fund of Chicago and various contributions from friends and well-wishers. While there is still much work to be done, and a great need for additional equipment, the esteem in which Booth House is held by its friends is evidenced by recent gifts. There is a new piano in the recreation hall, a memorial to Mrs. Viola Yarborough, a former Booth House worker. There is the Howard Shaw clock in the lounge. Howard Shaw was manager of CHA's Ida B. Wells Homes and a board member of Henry Booth House. The gift that pleased the children most came from the White Sox Ball Club: enough balls, bats, gloves, and other equipment for four Little League Baseball teams.

AIRIE AVENUE COURTS EXTENSION for which ground will be broken this mer at 29th Street and Prairie Avenue. The 13-story building will contain 203 rtments. Open galleries permit a "sitting out" space for each tenant.

CHA CHALKS UP RECORD YEAR IN NEW PUBLIC HOUSING CONSTRUCTION

The close of the 1956 fiscal year on June 30 will mark twelve months of the largest volume of new construction in the Authority's history. Building got under way on 3,181 new apartments during the period involving construction contracts amounting to $32,619,727.

The march toward the Authority's record year got under way on July 5, 1955 when ground was broken at 40th Street and Lake Park Avenue for Olander Homes Extension. The 15-story, 150-apartment building is scheduled for occupancy this fall. The structure is identical with the original Victor A. Olander Homes built on the adjoining site at 39th and Lake Park Avenue in 1953. The $1,347,935 construction contract was handled by the Joseph J. Duffy Company.

Work on 1,509 new homes for Chicago's low-income families began in August. On the West Side, the Sumner Sollitt Company started building the 325 apartments which make up the second section of Governor Henry Horner Homes, Lake Street at Damen Avenue. Construction costs totaled $3,327,000. On the South Side, a new project was started at 35th and State Streets. First buildings at Stateway Gardens, as the new project is called, contain 1,184 apartments. The contract, which was awarded to the James McHugh Construction Company and C. E. Youngdahl & Co., Inc., was the largest of the year, totaling $12,388,792.

Work continued on the 859 apartments at Cabrini Extension on the Near North Side started in May, 1955. In March, 1956, the Authority awarded a new contract for constructing 1,062 apartments in the second section of the new housing development. Low bidder on the job was the Sumner Sollitt Company which submitted a figure of $10,617,000.

As the year drew to a close, work started on the second section of Stateway Gardens. The $4,939,000 contract, awarded to the S. N. Nielsen Company, called for building 460 additional apartments.

Construction contracts completed during the same period opened 960 new apartments to CHA tenants.

CHA APPOINTS NEW CONSTRUCTION CHIEF

John E. Riggenbach has taken over the post of chief of construction for the Chicago Housing Authority. His duties involve administering all construction contracts for new public housing and contracts for maintenance and repair on existing projects.

Riggenbach was formerly associated with S. N. Nielsen Company, Chicago contractor. He studied civil engineering at Tulane University, Westminster College and the University of Louisville.

CHICAGO HOUSING AUTHORITY DEVELOPMENTS
March 31, 1956

COMPLETED:
27 Developments—14,205 Dwellings

1.	Jane Addams Houses	(F)	992
2.	Julia C. Lathrop Homes	(F)	925
3.	Trumbull Po[illegible]		456
4.	Ida B. Well[illegible]		1,658
5.	Frances Cab[illegible]		584
6.	Robert H. Bro[illegible]		834
7.	Bridgeport Hom[illegible]	(F)	141
8.	Lawndale Gardens	(F)	128
9.	Altgeld Gardens	(F)	1,499
10.	Wentworth Gardens	(F)	422
11.	Dearborn Homes	(F)	800
12.	Maplewood Courts	(C-S)	132
13.	Harrison Courts	(C-S)	126
14.	Leclaire Courts	(C-S)	316
15.	Racine Courts	(C-S)	120
16.	Ogden Courts	(C-S)	136
17.	Prairie Ave. Cts.-I-II-III	(C-S)	318
18.	Archer Courts	(C-S)	148
19.	Loomis Courts	(C-S)	126
20.	Phillip Murray Homes	(F)	500
21.	Victor A. Olander Homes	(F)	150
22.	Leclaire Courts Ext.	(F)	300
23.	Grace Abbott Homes	(F)	1,218
24.	Ida B. Wells Extension	(F)	650
25.	Harold L. Ickes Homes	(F)	803
26.	Gov. Frank O. Lowden Homes	(F)	128
27.	Gov. Henry Horner Homes-I	(F)	595

UNDER CONSTRUCTION:
4 Developments—3,580 Dwellings

27.	Gov. H. Horner Homes-II	(F)	325
28.	Olander Extension	(F)	150
29.	Cabrini Extension	(F)	1,921
30.	Stateway Gardens-1	(F)	1,184

IN DESIGN AND LAND PURCHASE STAGES:
27 Developments—6,103 Dwellings

17.	Prairie Ave. Cts.-IV	(C-S)	8
30.	Stateway Gardens-II	(F)	460
31.	Rockwell Gardens	(F)	975
32.	Prairie Ave. Cts. Ext.	(F)	204
33.	Division-Ogden	(F)	828
34.	Roosevelt-Blue Island	(F)	388
35.	35th & Wentworth	(F)	993
36.	32nd & Prairie	(F)	130
37.	35th & Calumet	(F)	60
38.	37th & Calumet	(F)	22
39.	37th & Ellis	(F)	21
40.	Lake Park	(F)	32
41.	Oakenwald School Area	(F)	68
42.	40th & Langley	(F)	66
43.	45th & Champlain	(F)	153
44.	Pershing & South Park	(F)	201
45.	35th & Cottage Grove	(F)	162
46.	50th & Cottage Grove	(F)	106
47.	62nd & Blackstone	(F)	24
48.	51st & Calumet	(F)	16
49.	57th & Wabash	(F)	12
50.	63rd & Calumet	(F)	100
51.	63rd & Indiana	(F)	64
52.	63rd & Wabash	(F)	196
53.	57th & Normal	(F)	74
54.	Lake & Damen	(F)	628
55.	Monroe & Campbell	(F)	112

(F) Financed with federal funds; (C-S) with city and state funds.

CHICAGO HOUSING AUTHORITY
608 South Dearborn Street
Chicago 5, Illinois

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John R. Fugard
Charles R. Swibel
William B. Kean, *Executive Director*

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